

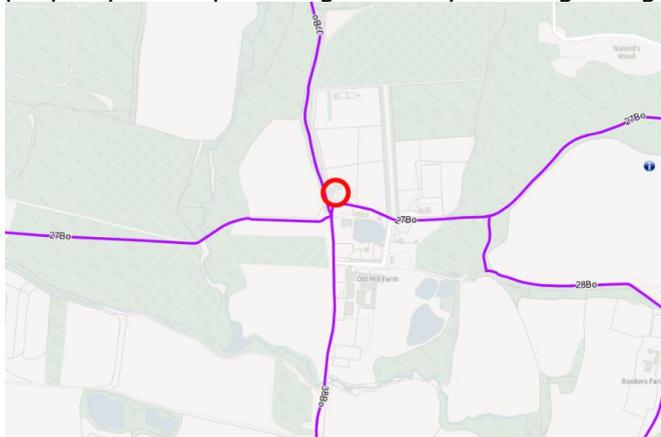
WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	2 February 2026
LOCATION:	Old Mill House Cowfold Road Bolney Haywards Heath West Sussex RH17 5SE
SUBJECT:	DM/26/0111 Demolition of 3no. existing stable buildings and the construction of a detached three-bedroom dwelling - Self Build
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 27Bo, Footpath 37Bo, and Footpath 38bo
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Thank you for the opportunity to comment on the above numbered planning application. This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. In respect to the above planning application I would provide the following comments.

I understand that this application is for Demolition of 3no. existing stable buildings and the construction of a detached three-bedroom dwelling - Self Build. If I am mistaken in this belief I reserve the right to submit further comments.

Having considered the relevant documents my recommendation is one of 'No Objection' as changes would not necessarily impact local footpaths, however, there are Footpaths running adjacent to the site to the South and West and the main access route to this property has a public right of way running along it.



Therefore, there are some important points for the applicant to note, detailed below:

-It would appear from the document 'Location Plan', submitted 16/01/26, that the application comprises the redevelopment of the existing property within the existing footprint of land. The Public Right of Way is potentially affected only in so much as it falls within the area required to be made available to the developer for the duration of the works only and access to the property. If this is not the case then WSCC PROW reserve the right to reconsider this response.

-The existence of a Public Right of Way (PROW) is a material consideration. Should planning consent be granted, the impact of the development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

-The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW). This can only be done with the prior consent of West Sussex County Council as highway authority, and possibly also a legal order process by Mid Sussex District Council as the local planning authority. Further advice can be provided on request.

-Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route – advice on the legal width can be provided by the WSCC PROW Team.

-The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

-No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.

-Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

-Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

-The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along or crosses a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury – the applicant must consider how access is managed so the public is not endangered or inconvenienced.

-It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

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Adam Tucknott
Access Ranger
Public Rights of Way
West Sussex County Council